

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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25th March 2010

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 31st March 2010 commencing at 10.00a.m. at Hartley Library.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble at Hartley Library at 9.15a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Members' declarations of interest.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 17th March 2010. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/10/00475/FUL	3, Fairby Grange Cottages, Ash Road	AMENDED CONSULTATION – INFORMATION ONLY: Amended proposal wording - Erection of a single storey extension to connect the house with the garage and provide utility and cloakroom facilities.
SE/10/00492/FUL	The Croft, Woodland Avenue	Erection of first floor side extension.

SE/10/00693/WTPO	Prospect Lodge, Gorse Way	Reduce 5 trees by 50%. TPO
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5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/09/02779/FUL	Hemesleys Livery Stables, Ash Road	Erection of Managers dwelling for use in connection with existing horse livery business. GRANTED (Committee Decision)	HPC objects on the grounds that it contravenes Green Belt policies.
SE/09/02798/CO NVAR	Scotgrove, Fairby Lane	Variation of condition 4 and 5 of SE/09/00620/FUL (Condition 4 “No extension or alterations shall be carried out to the dwelling or extension hereby approved other than the addition of velux windows in the roof as shown in drawing 10B hereby approved, despite the provisions of any development order”. Condition 5 “No openings other than the velux windows shown on drawing 10B hereby approved shall be installed in the roof of the dwelling or extension hereby approved, despite the provisions of any development order”). GRANTED (Delegated Decision)	HPC objects to the application on the grounds that the application would appear to contravene Green Belt regulations, in particular the 50% floor increase guidelines.
SE/09/02952/FUL	Stone Lea, Gorse Way	Erection of a two storey front extension with dormer window. GRANTED	No objection but the Council would like to point out to the District Council that there is currently only one vehicular crossing on the site, not two as indicated on drawing no 1334/30.

SE/09/02975/FUL	Windyridge, Ash Road	Demolition of existing detached garage, significant alteration to existing roof, erection of two storey side/rear extension, front dormer and two replacement rear dormers. New vehicle access and crossover. REFUSED (Delegated Decision)	No objection although the Council has concerns that the proposed new vehicle access and crossover would be located closer to the busy junction with Church Road and directly opposite the vehicle access of another property.
SE/10/00040/FUL	21, Old Downs	Two storey side extension, single storey front extension and alteration to driveway. GRANTED	No objection.
SE/10/00080/FUL	Kilndown, Gorsewood Road	Demolition of existing house, erection of two chalet bungalows. Revisions to SE/09/00638/FUL. GRANTED	No objection.

6. SDC Ref: SE/09/02962/FUL

Site: Kilrymont, Gorse Way

Development: Erection of single storey front and side extension

To receive and note a letter dated 11th March 2010, received from Sevenoaks District Council, advising the Parish Council that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

7. Planning Appeals

Appeal Ref: APP/G2245/D/10/2124202

SDC Ref: SE/09/02113/FUL

Site: 43, Springcroft

Development: Replacement of existing single storey conservatory with two storey rear extension to incorporate new dormer to flank elevation. Provision of part pitched roof covering to existing two storey flat roofed addition and dormer.

To note that an appeal has been made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission for the development described above.

The Appeal will be determined on the basis of written representations.

8. TPO & Conservation Area Pruning Consultations

To note a letter dated 16th March 2010, received from the Arboricultural & Landscape Officer at Sevenoaks District Council, regarding the consultation process for tree pruning proposals. (Annexed)

9. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 17th March 2010
2. Letter dated 16th March 2009 from the Arboricultural & Landscape Officer at SDC

Committee membership

Cllr Abraham	Cllr Minns
Cllr Alford	Cllr Mrs Oxtoby (ex officio)
Cllr Mrs Cole	Cllr Ramsay
Cllr Gaywood (ex officio)	